

AGENDA: BOARD OF APPEALS



Meeting Broadcasted by LexMedia

Meeting Date May 26, 2022, 2022 - 7:00 pm

Board Members: Chair – Ralph D. Clifford, Nyles N. Barnert, Norman P. Cohen and Martha C. Wood and Associate Member William Kennedy

Alternate Sitting: Beth Masterman

Administrative Staff: Jim Kelly, Building Commissioner, Julie Krakauer, Zoning Administrator and Sharon Coffey, Administrative Clerk

This meeting will be held remotely via Zoom, an online meeting platform.

To join online go to: <https://us06web.zoom.us/j/89021550533> or dial + US: +1 312 626 6799 and 1 929 205 6099

And enter the Meeting ID: 890 2155 0533

Address	Type, Section Description of Request
915 Waltham St (Record # ZBA-22-7)	<p><i>CONTINUED FROM MARCH 24, 2022 HEARING</i></p> <p>APPLICANT: Ryan Schnepfer on behalf of Colbea Enterprise, L.L.C</p> <p>FIFTEEN (15) SPECIAL PERMITS in accordance with the Zoning By-Law (Chapter 135 of the Code of Lexington) section(s) 135-5.3.4, and 135-5.3.5; to allow for No Transition Area where the Property abuts or is across the street from a residential zone or any part of a residential zone, 135-9.4, 135-8.4.2 and 135-4.1.1, Table 2 (Schedule of Dimensional Controls); to allow the Front Setback to be 12.5' instead of the required 30.0', 135-4.1.1, Table 2 (Schedule of Dimensional Controls); to allow a side setback to a residential district from a CN zone to be 17.6' instead of the required 30.0', 135-4.1.1, Table 2 (Schedule of Dimensional Controls); to allow a side setback to a residential district from a CN zone to be 5' instead of the required 30.0' (Market Building), 135-4.1.1 Table 2 (Schedule of Dimensional Controls); to allow a Floor Area Ratio of 0.26 instead of the allowed maximum of 0.20, 135-4.1.1 Table 2 (Schedule of Dimensional Controls); to allow Total Site Coverage of 25% instead of the allowed maximum of 20%, 135-5.1.11-3, Minimum Yards for Parking; to allow for paved parts of all parking spaces, driveways, and maneuvering aisles to be 1' from a residential district lot line instead of the required 20', 135-5.1.11-3, Minimum Yards for Parking; to allow for paved parts of all parking spaces, driveways, and maneuvering aisles to be 0' from the street line instead of the required 10', 135-5.1.12-3; to allow screening for parking to be 1" instead of the 4' minimum requirement, 135-4.1.1 Table 2, Schedule of Dimensional Controls; to allow a canopy height of 18'-6" instead of the maximum height of 15', 135-5.1.13-1; to allow for parking spaces of 9 feet wide by 18 feet long instead of the required 9 feet wide and 19 feet long, 135-5.1.13-1; to allow for ADA parking spaces of 8 feet wide by 18 feet long instead of the required 9 feet wide and 19 feet long, 135-5.1.4, Table of Parking Requirements; to allow 14 parking spaces instead of the required 17 parking spaces, 135-3.4, Table 1 (Permitted Uses and Development Standards), Line J1.03; to allow Takeout Food Service between the hours of 6:00AM to and 12:00AM instead of the required 7:00AM to 11:00 PM, 135-5.1.11-2, Minimum Yards for Parking; to allow for a portion of the parking stall to be located in the front yard and TWO (2) VARIANCES, sections 135-4.1.1 Table 2 (Schedule of Dimensional Controls); to allow a building height of 31'-3" instead of the maximum height of 15'. 135-4.1.1, Table 2 (Schedule of Dimensional Controls); to allow a rear setback to a residential district from a CN zone to be 13.0' instead of the required 30.0'.</p>

Other Business:

1. Minutes from the May 12, 2022 Hearing

Please see below for instructions for accessing the above listed applications and any submitted documents.

Go to: our online permitting system, View Point Cloud (lexingtonma.viewpointcloud.com).

Click "Search" in the upper right-hand corner on the homepage.

Type the address in the search bar or click "Record" and type in the record #.